



Estate Agents



Auctioneers

Stourwood Avenue, Southbourne, Bournemouth, BH6 3PW

£350,000 – Share of Freehold

Two Bedroom, Two Bathroom Ground Floor Apartment with Private Patio
Communal Entrance with Secure Entryphone | Hallway with Storage | Reception Room with French Doors to Patio
Modern Kitchen | Master Bedroom with Dressing Area & En-suite | Second Double Bedroom | Bathroom
Garage in Block | Share of Freehold | No Chain

A beautifully presented two bedroom, two bathroom ground floor apartment with a lovely sunny private patio, situated in a modern block just 200 yards from the stunning clifftop and sandy beaches at Southbourne and within half a mile of the popular shopping parade at Southbourne Grove with its cosmopolitan array of independent shops, bars and restaurants. The property features UPVC double glazing, gas central heating with newly installed boiler, 16' reception room with French doors to the patio, modern kitchen with built-in oven and hob, master bedroom with dressing area and en-suite shower room, second double bedroom with fitted wardrobes, modern bathroom, garage and no chain. Viewing recommended.

Enter into the hallway; there is a large double storage cupboard plus airing cupboard and doors to all the rooms. To the rear aspect is the impressive 16' reception room with double French doors opening to the private sunny patio. The modern kitchen is fitted with a good range of wall and base units with contrasting worksurfaces, built-in oven, hob, dishwasher and fridge/freezer; there is room for a table & chairs and a feature window to the side aspect.

The spacious master bedroom has fitted wardrobes in the dressing area plus its own en-suite shower room which has a double shower, w/c and basin with stylish tiling. The second bedroom also has fitted sliding-door wardrobes and a window to the side. The main bathroom comprises a modern re-fitted suite of bath, w/c and basin, with stylish tiling.

Externally the apartments are surrounded by well manicured communal grounds. The garage is situated right next to the flat for easy access and there is visitors parking to the rear. You can enter through the side gate which then leads to the patio area.

Tenure: Share of Freehold
Council Tax Band: D

Service Charge: Approx. £1,750 per annum (tbc)
EPC Rating: to be confirmed



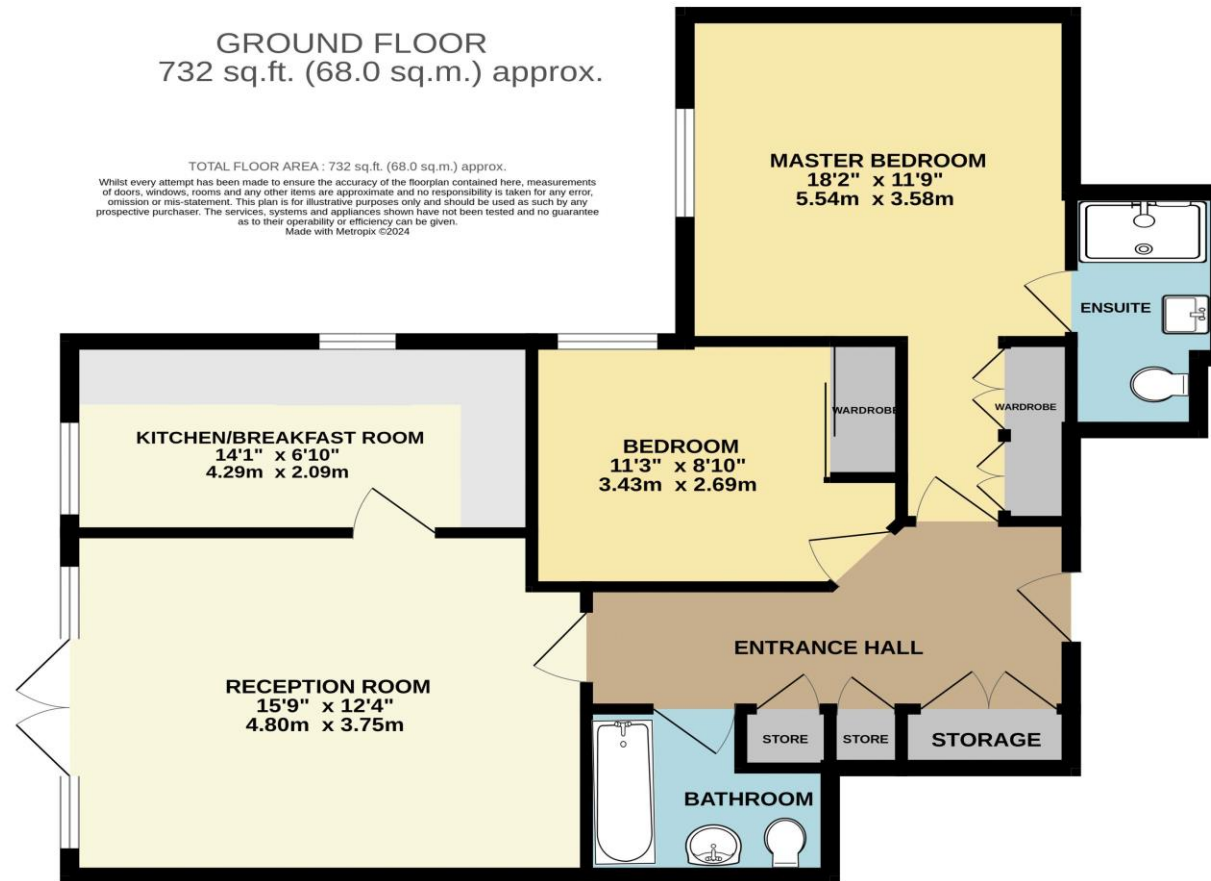


GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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